

**BOARD OF ZONING APPEALS
CITY OF WILLMAR, MN
THURSDAY, AUGUST 12, 2021**

MINUTES

1. The Willmar Board of Zoning Appeals met on Thursday, August 12, 2021, at 7:00 pm in Conference Room #1 of City Hall.

**** Members Present:** Christopher Frank, Joshua Monson, and Dan Reigstad.

**** New Members Present:** Carol Laumer and Dylan Erickson-Thoemke

**** Members Absent:** Andy Engan

**** Others Present:** Kayode Adiatu – Planner

2. MINUTES OF FEBRUARY 23, 2021 MEETING

Chairperson Frank acknowledged the minutes from February 23, 2021.

3. NEW MEMBERS

New members Carol Laumer and Dylan Erickson-Thoemke were welcomed to the Board.

4. OVERCOMERS INTERNATIONAL FELLOWSHIP VARIANCE – FILE NO. 21-03:

The Public Hearing opened at 7:03 pm. Staff presented a request from Overcomers International Fellowship on behalf of Michael Laidlaw to split the current parcel legally described as Lot 13 & 14, Block 61. First Addition to the Town of Willmar (619 & 621 Trott Ave SW).

Michael Laidlaw is requesting a variance to split the parcel into two lots so that each would have an individual parcel number. Chairperson Frank stated with this split each parcel would have approximately 7500 square feet each and the City of Willmar Zoning Ordinance requires a minimum lot size of 8500 square feet. The Planning Commission has conditionally approved a Conditional Use Permit on May 19, 2021. Chairperson Frank read out loud the City Ordinance allowing the granting of variances. Planner Adiatu informed the board members that a “Notice of Hearing” was sent to all property owners within 350 feet from the subject property as well as to the press. Chairperson Frank stated that no one from the public or Overcomers Internal Fellowship was present to speak for or against the request. Ms. Laumer asked for clarification as to if the buildings were going to be torn down or if the board was only voting on the splitting of the parcels. Chairperson Frank stated that the applicant is seeking approval because each lot size would be under the required minimum lot size after splitting the parcel, as required by the City’s Zoning Ordinance.

Planner Adiatu stated that the Planning Commission Board had asked that Overcomers International Fellowship remove a shed overlapping between the two properties. Chairperson Frank pointed out that if the Board of Zoning Appeals chooses to approve the variance, it will be on the condition that the shed is removed or moved completely to one of the parcels.

Vice Chairperson Reigstad asked if any of the neighboring property owners have contacted the City about this split. Planner Adiatu noted that he has not heard from anyone in regards to this variance application. .

Mr. Erickson-Thoemke asked what the process would be if the owners plan to alter the building(s). Planner Adiatu responded that they would need a plan review done. Vice Chairperson Reigstad expressed concern about the number of people that would be living in each home and wondered if that would meet the requirements for square footage per person for licensing.

While Chairperson Frank read the conditions for approval of the variance, he raised a concern about if these homes are to be continued to be used as they have been, will sex offenders be living in these shelters. Planner Adiatu responded that sex offenders are zoned separately. Mr. Monson pointed out that with two houses on this parcel, this split makes sense based on the requirements for approval and regardless of what the intention will be for future use.

The Board of Zoning Appeals reviewed and made affirmative findings of facts as per Zoning Ordinance Section 9.D.3.a.1-4.

Chairperson Frank made a motion, seconded by Mr. Monson to approve the zoning variance as requested by Overcomers International Fellowship.

The motion carried.

Chairperson Frank stated that the approval includes the condition that the shed is removed or relocated to one of the parcels in its entirety. Mr. Reigstad expressed his concern about the usage of the property and the population of the facility. Planner Adiatu responded that further information on the use and population of the facility would be available to the Board before final approval.

No one appeared to speak for or against the request, and the Public Hearing closed at 7:28 pm.

6. MISCELLANY

Planner Adiatu asked how Board members feel about the meeting time of this Board. Board members all agreed Tuesdays thru Thursday between 5 and 6 pm would work.

Planner Adiatu states he will offer scheduling options for Board members to choose from.

Chairperson Frank recommended to Planner Adiatu that in the future when sending out the Agenda packet to include the findings of facts and that it has been a frequent practice by the former City Planner. Planner Adiatu agreed and thanked him for the information.

5. There being no further business to come before the Board, the meeting adjourned at 7:39 pm.

Respectfully submitted,

Kayode Adiatu
Planner